

Paul and Sondria Schabner
217 Bent Oak Drive
Chapin, SC 29036

January 8, 2016

Dear Scott,

Just a note to tell you how thrilled Sondria and I are with our home.

The other day Sondria was walking the dog through the neighborhood. On the walk she met one of our neighbors. When he found out that she was the new neighbor he wanted to know how happy we were with our new house. She told him that we were thrilled with both the house and Magnolia Custom Homes.

At this point he identified himself as a competing builder. He told her that he, and the developer of the neighborhood, had walked through our house numerous times during its the construction. He told her that he was very interested in the actual building of our house. That every time he walked through the house he was impressed with the quality of your work. He told her that he could not find any "shortcuts" taken by you. He was impressed that you went "over and above" the norm to make sure there were no problems in the future. He, and the developer, were really surprised at the cleanliness of the build site and the house during its construction.

To have another builder "inspect" the quality of the house and come away impressed is "high praise." We are very happy with both the construction of the house and the service that Magnolia Custom Homes provides to us. We consider ourselves lucky that we found an outstanding Realtor in Mark Baatz of Exit Midlands Realty and that he steered us to you.

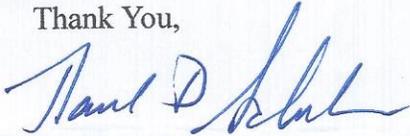
During the process we met and dealt with your family. Susan was terrific in helping Sondria with the multitudes of choices that needed to be made during the construction. With this house being our first custom home we had no idea the number of decisions we had to make. Floors, lights, door knobs, light switches, mouldings and on and on. The list seemed to be endless. Thank You Susan.

Your brother Kenneth seemed to always be at the site, working on and overseeing the building of our home. His work ethic is unrivaled. His ability to solve problems during the construction has to be a relief to you. How Kenneth can stay so positive and focused with the construction of a house is amazing. Thank You Kenneth.

You and the communication we had during the building of our home was great. It is not easy having a house built, yet to have a house built when the owners are 800 miles away is daunting at best. It is interesting that we self financed the house and never had any doubts about the project. We spoke often. Sondria and I always knew what was going to happen next. The schedule you had to build the house was short, yet you kept the project going. You brought the house in on time and on budget. One of the comments made by our neighbors is that the house went up very quickly and was never a problem for the neighbors. Again, "high praise."

Magnolia Custom Homes will exceed any customers expectations. If in the future you have a customer that is not sure about you building their house, send them to us. I promise you we are your best salespersons. The building of a home is transaction that can cause "bad feelings" between the builder and customer. We all know people that have come out of the contract unhappy. We are not one of those people. Sondria and I, not only have a beautiful house that we love coming home to, but also have new friends in the Walter Family. We consider ourselves Blessed.

Thank You,

A handwritten signature in blue ink, appearing to read "Paul Schabner". The signature is fluid and cursive, with a large initial "P" and "S".

Paul Schabner